

Summary

Commons Tenant Space Proposals

10.21.13

Tropical Smoothie Café

Ownership: Dave Knapp, of Columbus, and his family opened Tropical Smoothie Café, located off of 25th Street in Columbus, in August 2006. Tropical Smoothie has been a supporter of the community from the day it opened by their involvement in events such as Tour De Trails, Sneakers at Starlight, Park and Rec. Sponsorships, High School sporting events, United Way Fundraisers, and numerous Cummins Health and Wellness events.

Type: During hours of operation they will offer a full menu of breakfast items, low-fat, supercharged, and indulgent smoothies, as well as a full complement of healthy sandwich, wrap and salad options. In addition to our full menu, they will offer a host of catering services, which are available at any hour.

The interior decorations will incorporate the use of bright color combinations, a vibrant tile package, tropical-themed artwork, and extensive application of real bamboo. The proposed design layout will include as much glass as possible along the southern wall of the property to open up the space, and offer a more physical, as well as psychological, connection between the family-friendly Tropical Smoothie Café and the family environment of The Commons playground.

Alcohol Served: None proposed.

Proposed Square Footage: 2,800 square feet (approximately ½ the available tenant space)

Hours of Operation: 7 a.m. – 9 p.m. Monday – Thursday, 7 a.m. – 10 p.m. Friday and Saturday, 11 a.m. – 8 p.m. Sunday

For more information: www.tropicalsmoothie.com

Jordy McTaggart's Grill & Pub

Ownership: Tim Rohrer and David Baker have been in business together for over 9 years. Together they own 3 successful Montana Mike's Steakhouses. Their first venture together was the Montana Mike's Steakhouse in Edinburgh which opened in 2004; shortly thereafter they opened one in Greenfield in 2006 and another in Anderson in 2008. Tim and David have their corporate office located in downtown Columbus. All three of their Montana Mike's locations actively participate in several community and charity activities, including supporting local schools and teams as well as many other types of charity and fundraising events.

Tim Rohrer, currently living in Nashville, Indiana, has been in the restaurant business for the past 25 years. His first restaurant was Sirloin Stockade in 1988. At one point Tim owned and operated five Sirloin Stockade restaurants in Indiana. Now Tim owns 3 Montana Mike Steakhouses with David. Tim's restaurant success shows since over the past 20 of the last 25 years in the franchise restaurant industry, he has owned the restaurants with the highest sales volume. He has been on the Marketing Committee and Franchise Advisory Board of two different restaurant chains for a number of years. Although he's owned franchise restaurants he is very involved in the way the business is ran from creating their own menu items and creating their own processes and procedures.

David Baker, life-long resident of Shelby County, has assisted in the opening of five Golden Corral Restaurants across Central and Southern Indiana. David also assisted in the opening of Dooley's Bagel and Deli restaurants and a Roly Poly sandwich shop where he maintained the daily operations of these initiatives for over three years. David, prior to leaving the Golden Corral chain created a companywide maintenance program that saved the company money by performing much of their maintenance in-house.

Type: Jordy's will provide a unique dining experience that will be one-of-a-kind and have something for everyone. Patrons can choose from more traditional American fare such as wings, burgers, and chicken tenders to Tim and David's twist on popular Irish / British favorites including fish and chips, shepherd's pie, and corned beef and cabbage. Other items include gourmet sandwiches, distinctive steak, chicken, seafood and pasta dishes. They will provide a special kid's menu with several kid approved favorites. Additionally, they have created a special lunch menu that will allow the busy lunch patron to enjoy a lunch out economically and time-efficiently. The lunch prices will range from \$7 to \$12 depending on the chosen entrée. Dinner items will range in price from \$8 to \$20 depending on the entrée. This will allow families to enjoy a dine-out experience that is budget friendly and enjoyable for the whole family.

Jordy's will provide a fun and lively restaurant atmosphere. Their décor and atmosphere will be reminiscent of Irish pubs, but at the same time providing that atmosphere and flavor in a modern American way. Jordy's will provide great food and entertainment that is lively and enjoyable for all ages. For example, they plan to offer live music, primarily during the dinner hour, a special kids menu and a full service bar for the 21-and-over crowd. A few televisions will be placed throughout the restaurant, other art, photos and other décor pieces will be hung on the walls which are indicative of the culture of various parts of Ireland and Great Britain. Additionally, catering services within the Commons will be available.

Alcohol Served: Full service bar.

Proposed Square Footage: 5,511 square feet (entire tenant space)

Hours of Operation: 11 a.m. – 11 p.m. Sunday – Thursday, 11 a.m. – midnight Friday and Saturday

Commons Coffee Bar

Ownership: Deborah Turrel, from Columbus, is currently employed as a Marketing/Business Development Director for Crane Federal Credit Union. Deborah has attended a comprehensive multi-day class on the details of making high quality gourmet coffee as well as the details of equipment, layout and operation. Deborah has had prior experience in the restaurant industry as a supervisor. She has 18 plus years' experience in management, and has opened and operated multiple businesses in the past.

Type: Commons Coffee Bar will offer a unique coffee drinking experience that will be operated as a Specialty/Gourmet Coffee Bar. The plain objective is to make the best coffee available in Columbus. While coffee is the main product, there will also be tea, smoothies, cold drinks and food items.

Alcohol Served: None proposed.

Proposed Square Footage: 1,382 square feet (¼ of the tenant space) specifically the southern portion of the tenant space, with a door access both the outdoors and the Commons Ciaos Lobby.

Hours of Operation: 7 a.m. – 3 p.m. Monday – Friday, 7 a.m. – 1 p.m. Saturday

The Commons Coffee Bar will stay open during downtown community events (Neighborfest, Car Shows, Block Parties, Farmers' Market, etc.)

Arni's Restaurant

Ownership: Kurt Cohen, Arni's Restaurant Indianapolis, is the son of Arni Cohen who was the founder of Arni's. Arni's first opened in 1965 in Lafayette, which is still successfully operating at its original location now seating over 500 patrons. Kurt assisted his father in opening the second full service restaurant in the summer of 1988. Arni's created a distribution company to gain total control of quality and to provide storage for the wide variety of food products and supplies the company now uses. A new commissary and distribution center was constructed and this allowed the company space to develop its own products, such as dough, salad dressings and chili, but also to stock items for the sale to both company owned stores and outside restaurants as well.

Arni's has operated successfully in Columbus for 20 years, located off of Beam Road. In 1996 Arni's elected to buyout the Columbus franchise and make it a company owned store.

Type: Arni's is a full service restaurant and bar well known for their lively & family friendly atmosphere. Traditional sit down restaurant dining, outdoor dining and take out service will be available. There will be convenience oriented feature which would open to the interior Commons area. The convenience portion of the restaurant would offer coffee & pastries as well as "pizza by the slice".

Arni's prides itself in providing a fun place to eat, with efficient service, and quality food at reasonable prices. The goal has always been to have loyal customers *and* employees.

Alcohol Served: Full service bar.

Proposed Square Footage: 5,511 square feet (entire tenant space)

Hours of Operation: 11 a.m. – 10 p.m. "weekdays", 11 a.m. – 11 p.m. "weekends"

For more information: www.meetyouatarnis.com